



7 Bethany Lane, West Cross, Swansea, SA3 5TL  
Asking Price **£550,000**



A rare opportunity to purchase a spacious semi detached home which offers versatile living accommodation along with partial seaviews from the first floor. Located in the award winning Bethany Lane, a quiet cul de sac which is moments from the beach-side promenade but with the added luxury of a more peaceful setting enjoying all the benefits of living close to the promenade walk into Mumbles Village. The accommodation briefly comprises: entrance porch, hallway, sitting room, lounge, dining room, kitchen, utility room and cloakroom. To the first floor are five bedrooms, with the master bedroom benefitting from an ensuite, and a bathroom. Externally is ample driveway parking for several cars along with garden laid to lawn and a seating area. Viewing is highly recommended to appreciate the convenient location and accommodation on offer. EPC E

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**Entrance**

Enter via front door into:

**Porch**

Further door into:

**Hallway**

Wood flooring, Covings to ceiling. Radiator. Rooms off.

**Lounge 24'09 x 15'05 (7.54m x 4.70m)**

Three double glazed sash windows to front. Feature fireplace with inset fire.

**Sitting room. 13'11 x 17'11 (4.24m x 5.46m)**

Sash window to side. Feature fireplace with inset gas fire. Wood flooring. Radiator. Open plan into hallway. Door to rear hallway.

**Dining Room 13'10 x 20'03 (0.33m x 6.17m)**

Box bay window to front with door leading onto seating area. Feature fireplace. Wood flooring. Covings to ceiling. Radiator. Door to kitchen.

**Kitchen 18'11 x 9'09 (5.77m x 2.97m)**

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer unit, walls tiled to splashback. Space and plumbing for dishwasher. Space for cooker. Covings to ceiling. French doors into:

**Utility Room 7'05 x 11'03 (2.26m x 3.43m)**

Space and plumbing for washing machine. Sink. Radiator. Door to rear.

**Cloakroom**

Partly tiled walls. Wash hand basin & WC. Sash window to rear. Radiator.

**Stairs to first floor**

**Landing**

Access to loft space. Covings to ceiling. Rooms off.

**Bedroom One 18'02 x 15'05 (5.54m x 4.70m)**

Three sash windows to front with partial seaviews over Swansea Bay. Radiator. Door to:

**Ensuite**

Fitted with a four piece suite comprising: wc, wash hand basin, bath and bidet. Partly tiled walls. Sash window to front.

**Bedroom Two 11'03 x 11'08 (3.43m x 3.56m)**

Sash window to side. Built in wardrobes with hanging space and shelving. Covings to ceiling. Radiator.

**Bedroom Three 12'07 x 18'05 (3.84m x 5.61m)**

Sash window to side. Covings to ceiling Radiator.

**Bathroom**

Fitted with a four piece suite comprising: shower, wash hand basin, wc and bidet. Partly tiled walls.

**Bedroom Four 11'10 x 17'06 (3.61m x 5.33m)**

Sash window to front with partial seaviews over Swansea Bay. Covings to ceiling, radiator.

**Bedroom Five 14'10 x 9'10 (4.52m x 3.00m)**

Sash window to rear. Covings to ceiling. Radiator.

**Lower Ground floor**

Basement storage rooms.

**Externally**

To the front is a sweeping driveway providing ample parking for several vehicles along with garden area laid to lawn enclosed with mature trees. Elevated seating area.

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

